

UNOFFICIAL COPY

ASSIGNMENT OF BENEFICIAL
INTEREST OF LAND TRUST
ONLY

RECORDING FEE \$11

COOK COUNTY



REVENUE STAMPS

REAL ESTATE TRANSFER DECLARATION

Except as to Exempt Transactions, you are prohibited by law from accepting any deed for recordation unless it is accompanied by a declaration containing all of the information requested herein.

FULL NAME OF TITLE HOLDING TRUST AND TRUST NUMBER Please print or type

Citizens National Bank of
Downers Grove under Trust
no. 2556 dated 9/10/84.

Date

Doc. No.

86380538

For Recorder's Use Only

Deed, with Real Estate Tax No. 18-14-113-003 QM Date of Assignment: 5-2-84

Address of Property 729 Longview Dr. Countryside 60525
Street or Rural Route Zip Code

Countryside
City or Village

Township

LEGAL DESCRIPTION: Sec. _____ Twp. _____ Range _____
(Use additional sheet, if necessary)

This space for relating any special facts or circumstances involving this transaction: (Use additional sheet, if necessary).

Full actual consideration	\$ <u>0</u>
Less amount of personal property included in purchase	\$ <u>-</u>
Net consideration for real estate	\$ <u>-</u>
Less amount of mortgage to which the transferred real estate remains subject	\$ <u>-</u>
Net taxable consideration to be covered by stamps	\$ <u>-</u>
Amount of tax stamps (\$ 28 per \$500 or part thereof of taxable consideration.)	\$ <u>0</u>

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Name and Address of Seller (Please Print) - LENDER Hinsdale Federal Savings and Loan Grant Square
Street or Rural Route Zip Code Hinsdale, IL

Signature: [Signature]
Seller or Agent - LENDER

Name and Address of Buyer (Please Print) - BORROWER Citizens National Bank of Downers Grove
Street or Rural Route Zip Code City

Signature: [Signature]
Buyer or Agent - BORROWER

Use space below for tax mailing address, if different from above.

Name Rizzardi 729 Longview Dr. Countryside
Street or Rural Route Zip Code City

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LOT 16 IN BLOCK 2 IN EDGEWOOD PARK UNIT NO. 2, THE SOUTH 289 FEET OF THAT PART OF LOT 4 IN "SCHOOL TRUSTEE'S SUBDIVISION", IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A NORTH AND SOUTH LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID SECTION 16, WHICH IS 1781.3 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 MEASURED ALONG THE NORTH LINE OF SAID SECTION AND EXTENDED SOUTH TO THE SOUTH LINE OF SAID LOT 4 (EXCEPTING FROM SAID DESCRIBED PART OF LOT 4, THE WEST 30 FEET THEREOF) ALSO THAT PART OF LOT 5 OF "SCHOOL TRUSTEE'S SUBDIVISION", IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A NORTH AND SOUTH LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID SECTION 16, WHICH IS 1781.33 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, MEASURED ALONG THE NORTH LINE OF SAID SECTION AND EXTENDED SOUTH TO THE SOUTH LINE OF SAID LOT 5, (EXCEPTING FROM SAID DESCRIBED PART OF LOT 5, THE WEST 30 FEET THEREOF AND THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF 59th STREET), ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 8, 1957 AS DOCUMENT NO. 1768106.

86380538

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THIS INSTRUMENT WAS PREPARED BY: MICHELLE DIESCHBOURG
ONE NORTH DEARBORN STREET
CHICAGO, ILLINOIS 60602

CITICORP SAVINGS

Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone (1 312 977 5000) **86380539**

MORTGAGE

ACCOUNT NUMBER 00000737544

0861983 1a88

THIS MORTGAGE ("Security Instrument") is given on JULY 9TH, 19 86. The mortgagor is (DAVID I BLAUSTEIN AND JUDITH BLAUSTEIN HIS WIFE

("Borrower"). This Security Instrument is given to Citicorp Savings of Illinois, a Federal Savings and Loan Association, which is organized and existing under the laws of The United States, and whose address is One South Dearborn Street, Chicago, Illinois 60603. ("Lender"). Borrower owes Lender the principal sum of FIFTY FIVE THOUSAND AND 00/100 Dollars (U.S. \$ 55,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on AUGUST 01 2001

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other loans, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK, State of Illinois.

LOT 28 IN BLOCK 22 IN KRENN AND DATO'S DEVONSHIRE MANOR, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I.D. #10-15-319-005 *m/c*

86380539

which has the address of 8941 KNOX AVENUE SKOKIE
Illinois 60076 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

13 OC

Any amounts disbursed by Lender under this paragraph shall become a debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

so. any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations) then Lender may do and pay for Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations) then Lender may do and pay for agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and Lender agrees to the merger in writing.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless

acquisition.

19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone instrument, whether or not then due. The 30-day period will begin when the notice is given.

collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower agrees to the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened, the insurance proceeds shall be applied to the sums

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened, the insurance proceeds shall be applied to the sums

may make proof of loss if not made promptly by Borrower.

premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid

viding the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

survive. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier pro-

against loss by fire, hazards included within the term "extended coverage", and any other hazards for which Lender requires in-

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured

or take one or more of the actions set forth above within 10 days of the giving of notice.

airline priority over this Security Instrument. Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien

subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may

the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender

or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of

writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in

person makes these payments directly. Borrower shall promptly furnish to Lender receipts evidencing the payments.

obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the

which may obtain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these

4. Charges, Taxes. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property

1 and 2 shall be applied: first to late charges due under the Note; second, to prepayment charges due under the Note; third, to

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs

the sums secured by this Security Instrument.

held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds

deficiency in one or more payments as required by Lender.

tion, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held

dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's op-

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due

pledged as additional security for the sums secured by this Security Instrument.

of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are

quired to pay Borrower or any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting

interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be re-

charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower in-

agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state

escrow items.

items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future

rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These

of: (a) yearly taxes and assessments which may obtain priority over this Security Instrument; (b) yearly leasehold payments or ground

Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to

principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the prin-

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification or amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right of remedy shall not be a waiver of or preclude the exercise of any right of remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note *(acts as guarantor of this Security Instrument)* only to mortgagor, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument, (b) is not personally obligated to pay the sums secured by this Security Instrument, and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable law has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in this second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law, Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end, the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred for it a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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ACCOUNT NUMBER 00000737544

BOX #165

(Space Below This Line Reserved For Lender and Recorder)

Notary Public

Lawrence E. McLaughlin
Notary Public

My Commission expires: 6-20-87

9th day of July 19 86

Given under my hand and official seal, this signed and delivered the said instrument as subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they personally known to me to be the same Person(s) whose names ARE

DAVID I BLAUSTEIN AND JUDITH BLAUSTEIN HIS WIFE

hereby certify that I, THE UNDERSIGNED, a Notary Public in and for said county and state, do

County ss:

COOK

STATE OF ILLINOIS

-Borrower

-Borrower

JUDITH BLAUSTEIN

DAVID I BLAUSTEIN

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

2-4 Family Rider

Condominium Rider

Adjustable Rate Rider

Graduated Payment Rider

Others(s) (specify)

the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. (Check applicable box(es))

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property. Security Instrument and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise.) The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument. Acceleration by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

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